

|  |  |  |                   |
|--|--|--|-------------------|
|  | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S97A/0469                     |                   |
| 1. Location  | Ballybane, Baldonnell, Co. Dublin  |  |                   |
| 2. Development   | Dwelling and septic tank   |  |                   |
| 3. Date of Application   | 16/07/97   | Date Further Particulars<br>(a) Requested (b) Received |                   |
| 3a. Type of Application  | Permission   | 1. 12/09/97<br>2.                                      | 1. 11/11/97<br>2. |
| 4. Submitted by  | Name: Mr Treavor Beattie<br>Address: Ballybane Baldonnell  |  |                   |
| 5. Applicant   | Name: Mr Trevor Beattie<br>Address: Ballybane, Baldonnell, Co. Dublin  |  |                   |
| 6. Decision  | O.C.M. No. 4263<br><br>Date 12/12/97   | Effect<br>AP GRANT PERMISSION                          |                   |
| 7. Grant   | O.C.M. No. 0125<br><br>Date 21/01/98   | Effect<br>AP GRANT PERMISSION                          |                   |
| 8. Appeal Lodged   |  |  |                   |
| 9. Appeal Decision   |  |  |                   |
| 10. Material Contravention   |  |  |                   |
| 11. Enforcement                      Compensation                      Purchase Notice       |  |  |                   |
| 12. Revocation or Amendment  |  |  |                   |
| 13. E.I.S. Requested                      E.I.S. Received                      E.I.S. Appeal |  |  |                   |
| 14. ....<br>Registrar                      Date                      Receipt No.             |  |  |                   |

# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

Mr Treavor Beattie  
Ballybane  
Baldonnell  
Co. Dublin

### NOTIFICATION OF GRANT OF Permission

#### LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

|                               |                              |
|-------------------------------|------------------------------|
| Final Grant Order Number 0125 | Date of Final Grant 21/01/98 |
| Decision Order Number 4263    | Date of Decision 12/12/97    |
| Register Reference S97A/0469  | Date 11th November 1997      |

**Applicant** Mr Trevor Beattie

**Development** Dwelling and septic tank

**Location** Ballybane, Baldonnell, Co. Dublin

**Floor Area** 280.000 Sq Metres

**Time extension(s) up to and including**

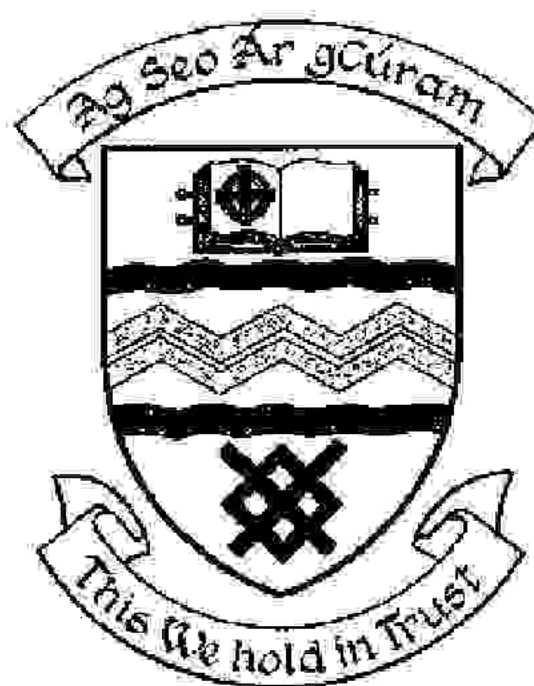
**Additional Information Requested/Received** 12/09/97 /11/11/97

A Permission has been granted for the development described above,  
subject to the following (7) Conditions.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
 Lár an Bhaile, Tamhlacht,  
 Baile Átha Cliath 24.

Telefon: 01-462 0000  
 Facs: 01-462 0104



**PLANNING  
 DEPARTMENT**  
 P.O. Box 4122,  
 Town Centre, Tallaght,  
 Dublin 24.

Telephone: 01-462 0000  
 Fax: 01-462 0104

**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application same as amended by Additional Information received on 11th November 1997, save as may be required by the other conditions attached hereto.  
**REASON:**  
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the house, when completed, be first occupied by the applicant and/or members of his immediate family.  
**REASON:**  
 In the interest of the proper planning and development of the area.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
**REASON:**  
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 Details of vehicular entrance to be the subject of agreement with the Planning Authority. In this regard the existing hedge to be maintained except at the location required for entrance and sight lines.
- 5 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of water supply in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.  
**REASON:**  
 The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.
- 6 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
 Lár an Bhaile, Tamhlacht,  
 Baile Átha Cliath 24.

Telefon: 01-462 0000  
 Facs: 01-462 0104



**PLANNING  
 DEPARTMENT**  
 P.O. Box 4122,  
 Town Centre, Tallaght,  
 Dublin 24.

Telephone: 01-462 0000  
 Fax: 01-462 0104

and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

**REASON:**

The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 7 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

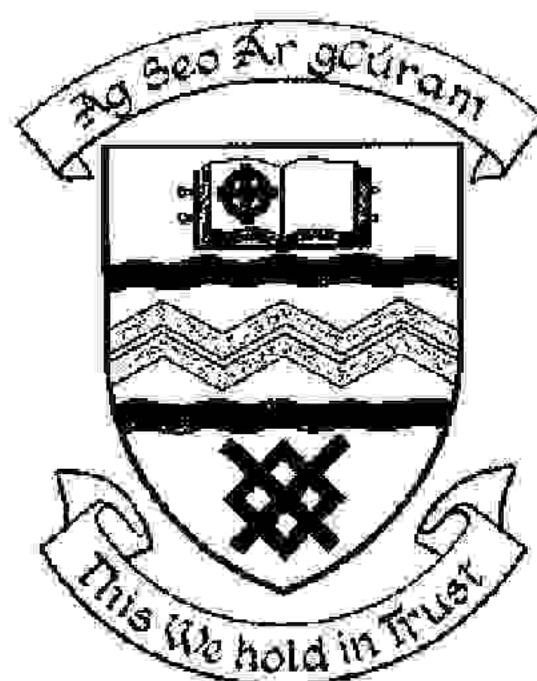
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

---

Signed on behalf of South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

82 January 1998

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

|                                     |                                  |
|-------------------------------------|----------------------------------|
| <b>Decision Order Number 1834</b>   | <b>Date of Decision 12/09/97</b> |
| <b>Register Reference S97A/0469</b> | <b>Date 16th July 1997</b>       |

**Applicant** Mr Trevor Beattie  
**Development** Dwelling and septic tank  
  
**Location** Ballybane, Baldonnell, Co. Dublin  
  
**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/07/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is advised that the proposed development in it's submitted form would endanger public safety by reason of traffic hazard. The applicant is requested to submit revised access details which may require works outside the application site but within land in the control of the applicant's family as edged blue in the submitted details. The applicant is advised to contact the Roads Department of the Council before submitting revised details. Access points to the public road should be grouped to avoid loss of existing hedgerows at the site frontage.
- 2 The applicant is requested to confirm that the proposed dwelling is for the use of the applicant and/or his immediate family and that the proposed dwelling would be the applicant's main residence.

Mr Treavor Beattie  
Ballybane  
Baldonnell  
Co. Dublin



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

~~REG REF. S97A/0469~~

- 3 The applicant is requested to submit detailed site plan (not less than 1:500) showing precise siting of septic tank, percolation area and reserve percolation area to comply with S.R.6 1991.
- 4 The applicant is requested to submit a landscaping plan for the site including boundary treatment.
- 5 The Planning Authority is concerned that there may be an excess of stone proposed in exterior elevations. In this regard the applicant should have regard to the stated policy of the Development Plan regarding housing in rural areas as defined in Appendix 'C'.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

12/09/97